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Bruce Grove, London, N17

Offers In Excess Of £325,000

Set within an attractive Georgian building, this top floor apartment extends to approximately 55 sq m (592 sq ft) and offers bright, well proportioned accommodation throughout. Benefiting from both south-west and north-east aspects, the property enjoys excellent natural light at different times of the day, while its elevated position provides a peaceful setting away from street level.

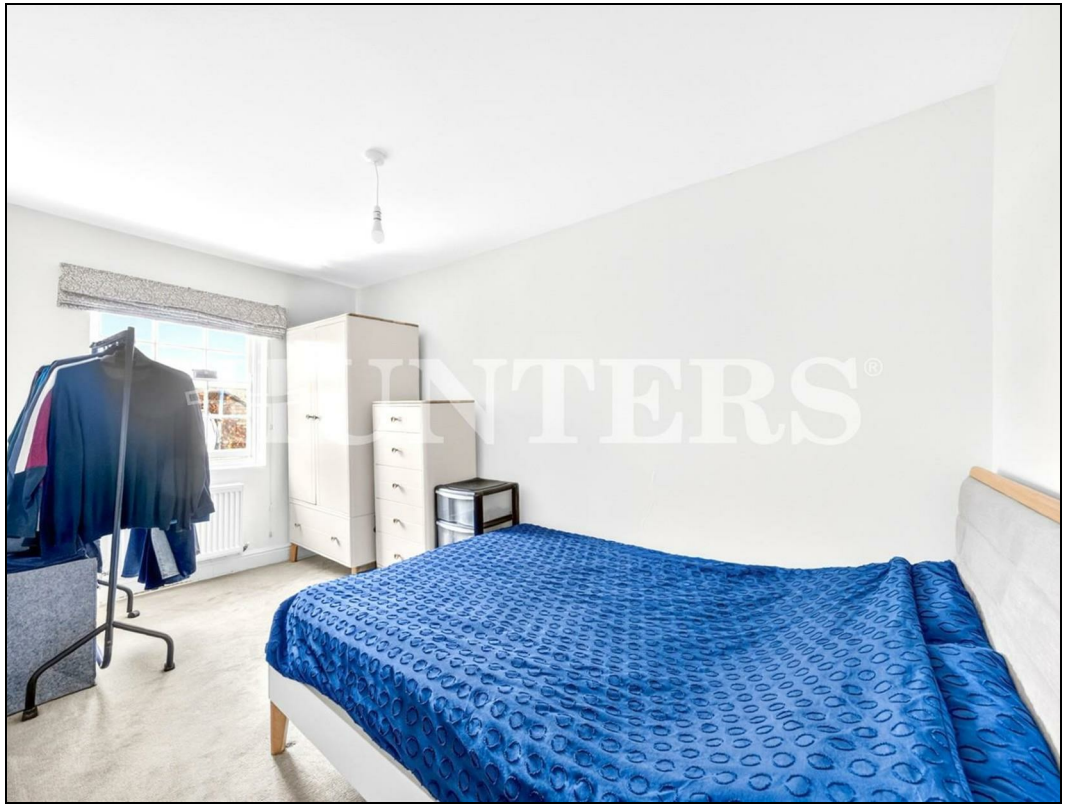
The apartment comprises a spacious reception room, a recently refurbished kitchen fitted with contemporary units and finishes, and a modern shower room that has also been recently updated. There are two generous double bedrooms, making the property equally suitable for owner occupiers, professional sharers, or those seeking a flexible home working arrangement. Further benefits include newly installed sash windows, enhancing both the character and energy efficiency of the property.

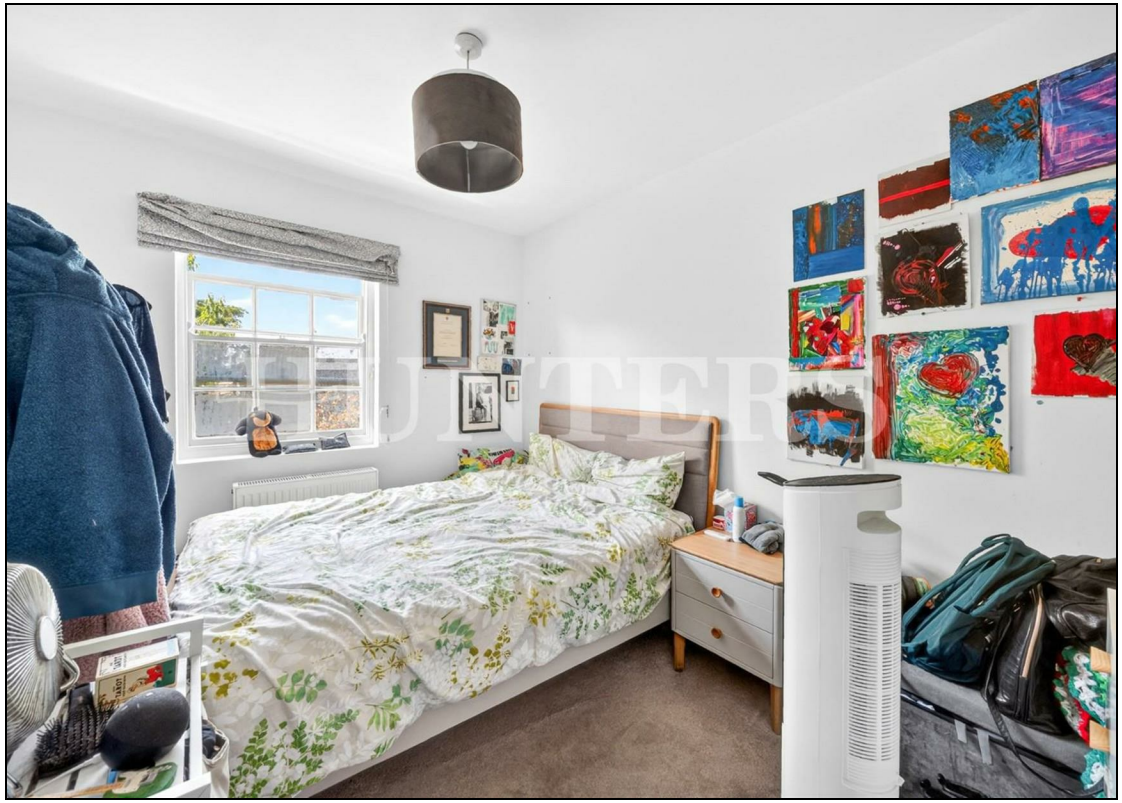
Ideally located for everyday convenience, the apartment is within easy reach of a wide range of local shops, cafés, restaurants and pubs such as The Elmhurst. The open green spaces of Bruce Castle Park are nearby, providing excellent recreational facilities, while both Bruce Grove railway station and Seven Sisters station are within easy reach. Bruce Grove offers regular London Overground services to Liverpool Street station in approximately 20 minutes, while Seven Sisters provides fast Victoria line connections, reaching King's Cross St Pancras station in around 12 minutes and Oxford Circus Underground station in approximately 18 minutes, making the property particularly well suited to commuters seeking quick access to Central London

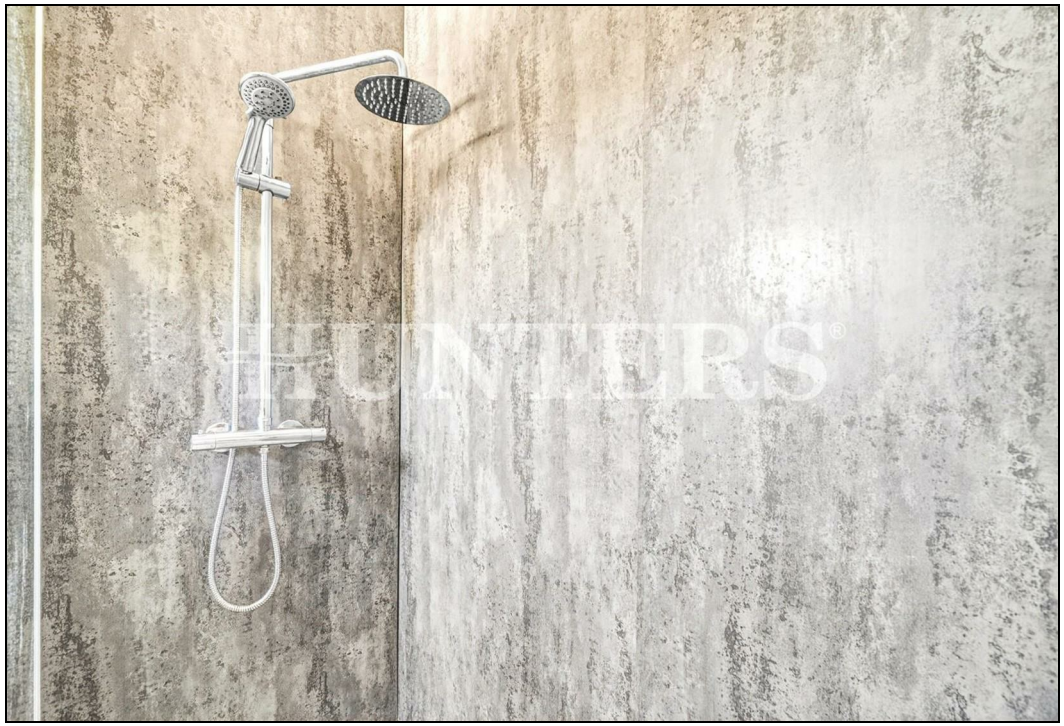
Lease is 999 years from 24 June 2018
Rent: £250 per annum doubling on 25 June 2031 and every twentieth anniversary thereafter.
Council Tax Band: B
EPC rating: C

KEY FEATURES

- Top floor two bedroom apartment
- Bruce Grove Overground Station & Tottenham Hale Underground and Overground Station
- Holcombe Market
- Bruce Castle Museum and Park, Lordship Recreation Ground & Down Lane Park
- Bruce Grove Primary School & Harris Academy Tottenham
- North east and south west orientations
- EPC rating - C
- Council tax - B







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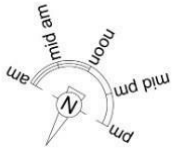
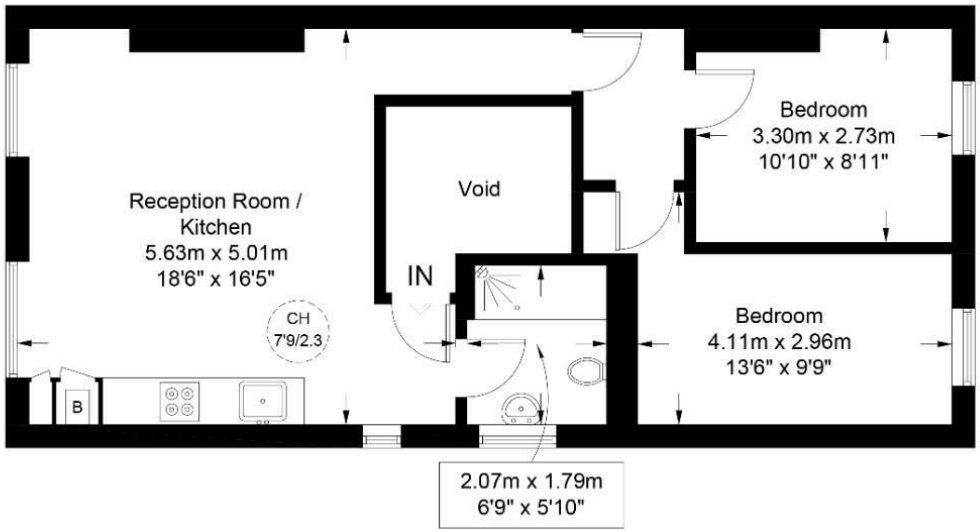
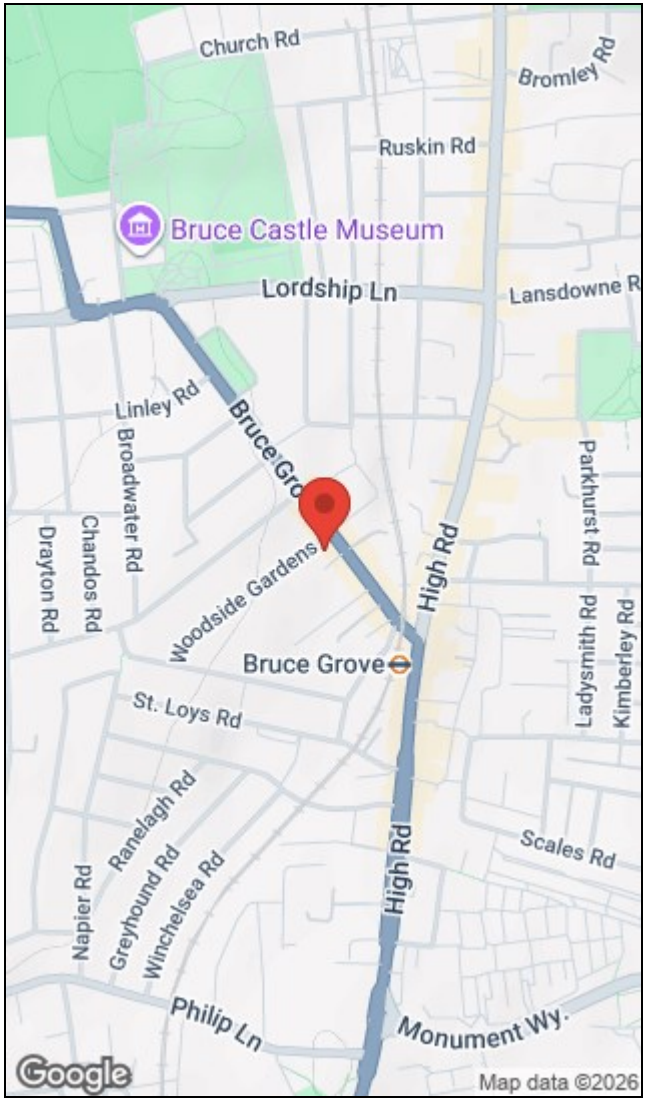
Approximate Gross Internal Area = 587 sq ft / 54.5 sq m



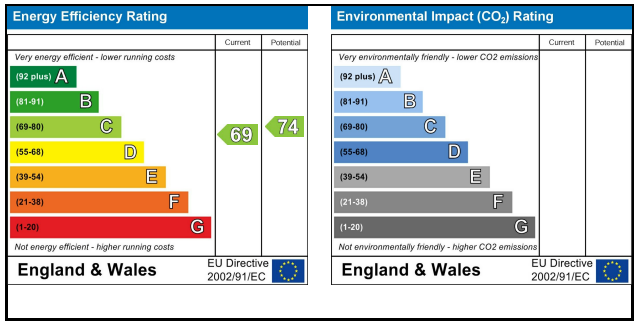


Third Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

Certified Property Measurer



284 High Road, Tottenham, London, N15 4AJ I 0208 261 7570
tottenham@hunters.com I www.hunters.com

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